



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

**PROPERTY DESCRIPTION
PARCEL 16**

BEING A 0.028 OF ONE ACRE (1215 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, AMENDED PLAT OF LOT 1, COX BUSINESS PARK AND LOT C, POWELL LANE SUBDIVISION SECTION TWO (Lot 1, COX BUSINESS PARK), RECORDED IN DOCUMENT NO. 200500073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN AN AMENDED DECLARATION AND MASTER DEED ESTABLISHING COX BUSINESS PARK CONDOMINIUMS, RECORDED IN VOL. 8437, PG. 868 OF THE CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.028 OF ONE ACRE (1215 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rebar with cap stamped "RPLS 4324 WATERLOO" found for an interior corner of said Lot 1, COX BUSINESS PARK and the Northeast corner of Lot 1-A, RESUBDIVISION OF LOTS A AND B POWELL LANE SUBDIVISION, SECTION TWO, recorded in Vol. 33, Pg. 30 of the Plat Records of Travis County, Texas, from which a 3/4-inch iron rebar found for an exterior corner of said Lot 1, COX BUSINESS PARK and the Southeast corner of said Lot 1-A, also being in the existing Northerly right-of-way line of West Powell Lane (R.O.W. Varies), bears South 28°30'54" West a distance of 132.50 feet;

THENCE coincident with the common dividing line of said Lot 1, COX BUSINESS PARK and said Lot 1A, the following three (3) courses and distances:

1. North 62°20'06" West a distance of 50.00 feet to a Calculated Point not set;
2. North 67°02'08" West a distance of 60.19 feet to a Calculated Point not set (Grid Coordinates: N=10101157.900, E=3124428.829) for the Southeast corner and **POINT OF BEGINNING** of the herein described tract; and
3. **North 67°02'08" West** a distance of **16.58** feet to a 1/2-inch iron rebar found for an exterior corner of said Lot 1, COX BUSINESS PARK and the most Northerly corner of said Lot 1-A, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies);

EXHIBIT "A"

PAGE 2 OF 4

THENCE coincident with the common dividing line of said Lot 1, COX BUSINESS PARK and said existing Easterly right-of-way line of North Lamar Boulevard, the following two (2) courses and distances:

1. Northeasterly along the arc of a curve to the right having a radius of **7589.49** feet, an arc length of **21.49** feet, a delta angle of **00°09'44"**, and a chord which bears **North 48°14'09" East** a distance of **21.49** feet to a Calculated Point not set for a Point of Tangency; and
2. **North 48°27'57" East** a distance of **59.49** feet to a Calculated Point not set for an exterior corner of said Lot 1, COX BUSINESS PARK and the Southwest corner of Lot 1, SANTERRE INDUSTRIAL PARK, recorded in Vol. 78, Pg. 322 of said Plat Records;

THENCE **South 67°18'07" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot 1, COX BUSINESS PARK and said Lot 1, SANTERRE INDUSTRIAL PARK, a distance of **16.66** feet to a Calculated Point not set for the Northeast corner of the herein described tract, from which a Cotton Spindle found for an interior corner of said Lot 1, COX BUSINESS PARK and the Southeast corner of said Lot 1, SANTERRE INDUSTRIAL PARK, bears South 67°18'07" East a distance of 154.70 feet;

THENCE Southwesterly over and across said Lot 1, COX BUSINESS PARK, the following two (2) courses and distances:

1. **South 48°27'57" West** a distance of **66.71** feet to a Calculated Point not set for a Point of Curvature of a curve to the left; and
2. Along the arc of said curve to the left having a radius of **7574.49** feet, an arc length of **14.37** feet, a delta angle of **00°06'31"**, and a chord which bears **South 48°15'45" West** a distance of **14.37** feet to the **POINT OF BEGINNING** and containing 0.028 of one acre of land (1215 Square Feet) more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet. This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.


Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

01/27/2017
Date



Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 16